

\$674,900 - 71 Chapman Circle Se, Calgary

MLS® #A2241853

\$674,900

4 Bedroom, 4.00 Bathroom, 1,791 sqft

Residential on 0.13 Acres

Chaparral, Calgary, Alberta

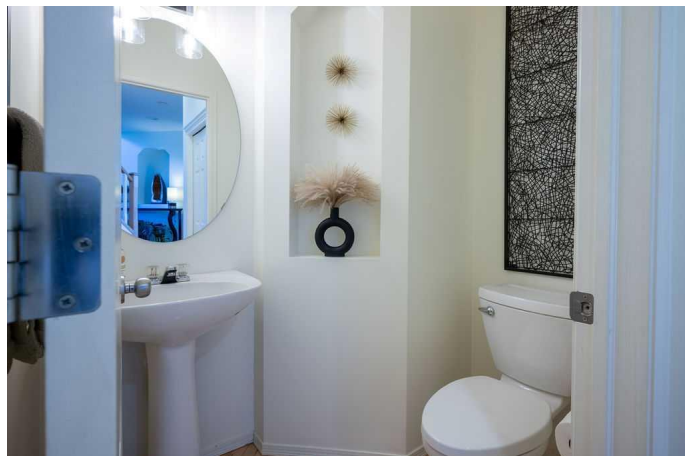
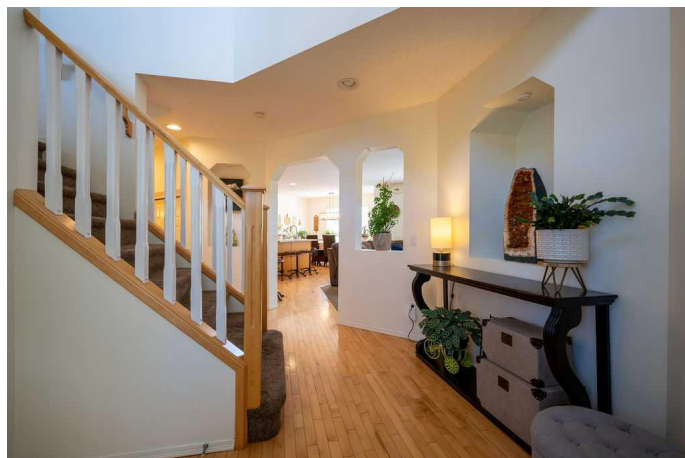
Welcome to your perfect family home in the desirable lake community of Chaparral! Situated on a massive pie-shaped lot on a quiet, family-friendly street, this 4 bedroom, 3.5 bathroom home offers over 2,200 sq ft of sun-filled living space designed for comfort and connection. The bright, open-concept main floor features a south-facing layout flooded with natural light, a modern kitchen with upgraded stainless steel appliances, tile backsplash, large pantry, and plenty of cabinet space. Stay comfortable year-round with central A/C, a water softener, and a filtration system already in place! Step outside to your beautifully landscaped backyard, complete with a two-tier deck—perfect for BBQs, gatherings, or simply relaxing in the sun. Upstairs you’ll find a huge bonus room and 3 spacious bedrooms, including a primary suite with a walk-in closet, soaker tub, and stand-alone shower. The fully finished basement adds a 4th bedroom, rec/games room, full bath, and loads of storage. All this just steps from parks, schools, and the lake, with easy access to Stoney Trail and Deerfoot. This is the total package—style, space, and unbeatable value in Chaparral!

Built in 2003

Essential Information

MLS® # A2241853

Price \$674,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,791
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	71 Chapman Circle Se
Subdivision	Chaparral
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3B9

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	13
Zoning	R-G
HOA Fees	343
HOA Fees Freq.	MON

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.